

**MINUTES OF THE  
CITY PLANNING COMMISSION  
MAY 4, 2007  
J. MARTIN GRIESEL CONFERENCE ROOM  
TWO CENTENNIAL PLAZA – SUITE 700  
805 CENTRAL AVENUE**

**CALL TO ORDER**

Mr. Faux called the meeting to order at 9:04 a.m.

**Commission Members:**

***Present:*** Caleb Faux, Jacquelyn McCray, James Tarbell, Rainer vom Hofe, John Schneider, and Milton Dohoney.

**Community Development and Planning Staff:** Margaret Wuerstle, Bonnie Holman, Katherine Keough-Jurs, Felix Bere, and Jennifer Walke.

**Law Department:**

Julia Carney

**APPROVAL OF MINUTES**

Submission of the minutes from the April 20, 200 Planning Commission meeting for approval.

<b>Motion:</b>	Mr. vom Hofe moved approval of minutes.
<b>Second:</b>	Ms. McCray
<b>Ayes:</b>	Mr. Faux, Ms. McCray, Mr. Tarbell, Mr. vom Hofe and Mr. Schneider
<b>Nays:</b>	None, <b>motion carried</b>

**CONSENT ITEMS**

**ITEM #1** A report and recommendation on authorizing the City Manager to enter into an agreement of lease with The Kroger Co. for Lunken Airport Lease Area 46.

**ITEM #2** A report and recommendation on authorizing the granting of an easement for a sectionalizer and pole and related facilities to Duke Energy Ohio, Inc., on City of Cincinnati-owned real property located on Oregon Street.

**ITEM #3** A report and recommendation on authorizing the sale of Ira Alley between 12<sup>th</sup> Street and Central Parkway, which is no longer needed for municipal

or street purposes, to the Board of Education of the City of Cincinnati School District.

**Motion:** Ms. McCray moved approval of Consent Items #1-3.  
**Second:** Mr. vom Hofe  
**Ayes:** Mr. Faux, Ms. McCray, Mr. Tarbell, Mr. vom Hofe and Mr. Schneider  
**Nays:** None, **motion carried**

*Mr. Dohoney arrived 9:06 a.m.*

### **DISCUSSION ITEMS**

**ITEM #4** A report and recommendation on a proposed change of zoning from MG Manufacturing General and CG-A Commercial General - Auto to PD Planned Development District at 4820 Red Bank Road in Madisonville.

*Ms. Katherine Keough-Jurs, Senior Planner presented this item.*

#### **BACKGROUND:**

Miller Valentine Group is proposing a new mixed-use development on the NuTone Inc. site. This approximately 29.8-acre site located near the southwest corner of Red Bank Expressway and Madison Road has operated as the manufacturing and distribution center for NuTone Inc. for several decades. Miller Valentine Group, who intends to purchase the property this summer, has requested a change in zoning to Planned Development (PD) for the entire project site. The plan is to demolish all existing structures to create a new mixed-use development to include office buildings, retail uses, residential buildings, and possibly a hotel.

#### **EXISTING CONDITIONS:**

Most parcels within the site are currently zoned MG Manufacturing General, with only the western-most parcels zoned CG-A Commercial General – Auto. The site currently holds at least five large buildings and several accessory buildings from one to four stories in height that have been used for manufacturing and distribution.

The property surrounding the area for rezoning is as follows:

North: SF-10, RM-2.0 and RM-1.2 (Residential Single Family and Multi-Family)

West: CG-A (Commercial General – Auto)

South: MG (Manufacturing General)

East: RM-2.0 and RM-1.2 (Residential Multi-Family)

#### **SUMMARY OF THE CONCEPT PLAN:**

The proposed NuTone redevelopment is a phased development consisting of 14 buildings totaling 366,600 square feet of restaurants, retail, office, hotel and residential uses. Approximately 1,500 parking spaces will be provided on surface lots.

The following is a list of the proposed buildings, their proposed square footage and number of stories.

Building	Square Footage	Stories
Office A	50,000	2
Office B	75,000	3
Office C	75,000	3
Office D	4,000	1
Hotel/Office	59,250	4
Multi-Family Residential A	23,750	3
Multi-Family Residential B	23,750	3

Building	Square Footage	Stories
Multi-Family Residential C	23,750	3
Outlot A (Bank)	4,200	1
Outlot B (Restaurant)	6,300	1
Outlot C (Restaurant)	6,600	1
Outlot D (Bank/Restaurant)	6,600	1
Outlot E (Coffee Shop)	1,800	1
Outlot F (Office/Retail)	6,600	1

Setbacks for the buildings closest to the property lines are as follows: setback from north property line – approximately 20 feet; setback from the west property line – approximately 20 feet; setback from the south property line – approximately 10 feet for office properties and 10 feet for residential properties; setback from the east property line – approximately 20 feet.

#### **BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

According to Section 1429-05 of the Cincinnati Zoning Code, a PD District and development within a PD District must comply with the following:

- (a) *Minimum Area* – The minimum area of a PD must be two contiguous acres. The site of the proposed NuTone redevelopment is approximately 29.8 acres.
- (b) *Ownership* – NuTone Inc. currently owns all property. Miller Valentine Group was selected by NuTone to purchase and redevelop this property. Miller Valentine intends to close on the property this summer, contingent upon this change of zoning. Miller Valentine also intends to lease or purchase two pieces of City-owned right-of-way, and is currently in the process of this request.
- (c) *Multiple buildings on a lot* – more than one building is allowed on a lot. There are fourteen (14) buildings proposed on this site.
- (d) *Historic Landmarks and Districts* – the site is not in a historic district nor does it contain any historic landmarks.
- (e) *Hillside Overlay Districts* – the site is not located in a Hillside Overlay District.
- (f) *Urban Design Overlay District* – the site is not located within an Urban Design Overlay District.

#### **CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to Section 1429-09 of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a concept plan and development program statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The concept plan must include text or diagrams that specify:

- (a) *Plan Elements* – the applicant has submitted a survey of the site, including a metes and bounds description and has included sufficient information regarding proposed land uses, building location, streets and driveways, building set back lines, building heights, and open space.
- (b) *Ownership* – the petitioner owns all parcels, and intends to transfer the property to the agent for the petitioner. The agent for the petitioner also intends to lease or purchase two small pieces of City-owned right-of-way.
- (c) *Schedule* – The redevelopment is planned to progress in phases. Demolition, site work, and infrastructure are expected to start by the end of 2007 and last until at least the fall of 2008. All lots are currently being marketed. It is anticipated that most of the retail will be constructed first; the office and residential phasing will be dictated by market demand.
- (d) *Preliminary Reviews* – The developer has had preliminary discussions and will continue to coordinate the infrastructure design with MSD, GCWW and other City departments including the Department of Transportation and Engineering (DOTE). A traffic impact study has been submitted and is currently under review by DOTE. To ensure that all proposed infrastructure is sufficient, Planning Staff circulated a copy of the concept plan to pertinent City departments and will circulate the Final Development Plan upon submission.
- (e) *Density and Open Space* – the site plan shows the location of all open space. The open space is approximately 11 acres in size, which is about 36.9% of the total site acreage.

#### **PLANS:**

This property is within the Madisonville Industrial Corridor Urban Renewal Plan, adopted in 1991. The proposed development is located within the bounds of Focus Area Two. The Urban Renewal Plan, over 15 years old, did not foresee the redevelopment of NuTone, but did suggest the separation of the industrial and residential communities. This redevelopment would remove the industrial uses from this site and provide a buffer of office and retail uses between the residential neighborhood and the Red Bank Expressway corridor.

#### **PUBLIC COMMENT:**

A public Staff Conference was held on April 17, 2007. There were no attendees at the Staff Conference, although several property owners contacted City Staff and Miller Valentine Group to ask questions. The Madisonville Community Council heard a presentation on this development at its April 19, 2007 meeting and voted to support the zone change. The Madisonville Community looks forward to future updates on the progress of this development, including the final development plan.

#### **CITY PLANNING COMMISSION ACTION:**

According to Section 1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;

*The proposed redevelopment is consistent with the spirit of the Madisonville Industrial Corridor Urban Renewal Plan as approved in 1991. It is compatible with surrounding development as it is bound in part by commercial and manufacturing uses. The developer will be required to provide appropriate buffering between the development and nearby residential uses.*

2. The PD concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

*The proposed redevelopment proposes a design that allows for multiple mixed uses to be located on the same site. Traditional office or commercial zoning may not have allowed the flexibility needed to accomplish this site design.*

3. Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement;

*The property, as currently zoned, would allow for manufacturing uses and the most intense commercial uses to be developed with little or no input from the surrounding community. The proposed development is more in keeping with the goals of the Madisonville community to encourage high-quality mixed-use developments that serve both regional and neighborhood needs.*

4. The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location.

*All aspects are covered in the concept plan as submitted and will be detailed in the Final Development Plan.*

#### **FINAL DEVELOPMENT PLAN:**

Pursuant to Section 1429-13 *Final Development Plan*, a final development plan and program statement would be submitted to City Planning Commission after approval of the concept plan and Planned Development (PD) designation by City Council.

A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop; this plan must conform substantially to the approved concept plan and development program statement. The final development plan requirements anticipate changes from the concept plan by requiring significantly more detail. Approval of the final development plan would allow the developer to obtain

building permits. The process allows the City Planning Commission to authorize Staff to approve minor amendments that might become necessary and outlines the process for major amendments that must be reviewed and approved.

### **CONCLUSIONS:**

1. The re-zoning of the property at 4820 Red Bank Road, located near the intersection of Red Bank Road and Madison Road in Madisonville, to Planned Development is necessary for construction of the proposed redevelopment of the NuTone site.
2. The applicant, NuTone Inc., and its agent Miller Valentine Group, have submitted a satisfactory concept plan and development program statement and have successfully met all basic requirements of the Planned Development District.
3. The Madisonville Community Council voted to support the zone change for this development on April 19, 2007.

### **RECOMMENDATION:**

The staff of the Department of Community Development and Planning recommended that the City Planning Commission take the following action:

1. **Accept** the concept plan for the proposed NuTone Inc. redevelopment; and
2. **Approve** the zone change from MG Manufacturing General and CG-A Commercial General - Auto to PD Planned Development District at 4820 Red Bank Road in Madisonville

*Mr. Tarbell left the meeting at 9:08 a.m.*

### **DISCUSSION**

Ms. Keough-Jurs gave a brief overview of the staff report and presented a map to illustrate the proposed site plan. She stated that the plan included the possibility of a hotel, which staff felt would be a positive addition to the area. She said that DOTE had not completed a traffic study but felt that there would not be any problems. She stated that NuTone Inc owned the property and would be selling it to Miller Valentine Group. She stated that Miller Valentine has requested City funding.

Mr. Schneider asked the proposed time frame for the project and Mr. Brian Copfer of Miller Valentine Group answered that they were anticipating that it would take approximately a year to complete the infrastructure. Mr. Schneider suggested adding another public street and Mr. Copfer explained that doing so would eliminate space necessary for the project.

Mr. Faux stated that the proposed project was a step forward and stated that this project and other nearby development would substantially increase traffic. He asked if there were plans to make Red Bank Road a limited access highway. Ms. Keough-Jurs

explained that the City was not interested in making Red Bank Road a limited access highway and stated that DOTE believes grade separation would solve the traffic issues. Mr. Faux stated that he did not feel limited access was the answer but felt that additional lanes on Red Bank Road would be necessary in the future and suggested that plans include that possibility.

**Motion:** Ms. McCray moved approval of Item #4.  
**Second:** Mr. Schneider  
**Ayes:** Mr. Faux, Ms. McCray, Mr. Dohoney, Mr. vom Hofe and Mr. Schneider  
**Nays:** None, **motion carried**

*Mr. Tarbell returned to the meeting at 9:20 a.m.*

**ITEM #5** A report and recommendation on a change of zoning for property at 1713 and 1715 Westwood Avenue in the community of South Fairmount from a RMS Residential Mixed District to a CC-M Commercial Community-Mixed District.

*Mr. Felix Bere, Senior Planner presented this item.*

**GENERAL INFORMATION:**

**Owner/Petitioner:** Interfaith Business Builders, Inc  
1707 Westwood Avenue  
Cincinnati, OH 45214

**Agent:** Ray West, Executive Director  
1707 Westwood Avenue  
Cincinnati, OH 45214

**Request:** A change of zoning for property at 1713 and 1715 Westwood Avenue in the community of South Fairmount from a RMX Residential Mixed District To a CC-M Commercial Community-Mixed District.

**Staff Conference:** On April 18, 2007, a staff conference was held to gather information for a recommendation on the requested zone change for the property located at 1713 and 1715 Westwood Avenue in South Fairmount. All in attendance spoke in support of the study and proposed changes. Staff has received a telephone call from Elliott Ellis, president of South Fairmount Community Council supporting the establishment and operation of a business office at the location.

**BACKGROUND:**

**Zoning History:** On March 19, 2007, Ray West on behalf of Interfaith Business Builders, Inc petitioned to rezone the subject property from the RMX Residential Mixed

District to CC-M Commercial Community-Mixed District. Rezoning this property to CC-M will allow the property owner to add and operate a commercial office on the first floor of a three-story building it has owned since 1993. Three residences currently occupy the said building with one family on each floor. The proposed offices will replace the tenant on first floor and the other two tenants will remain.

Previously the two parcels were zoned R-5 Multi-Family Low-Density for the vacant parcel at 1713 Westwood Avenue and B-4 General Business District for the parcel occupied by a building located at 1715 Westwood Avenue. The R-5 zoning did not permit office uses. The B-4 zoning permitted the proposed commercial use. The RMX-Residential Mixed District that is currently on the property prohibits the proposed uses.

### **FINDINGS:**

**Existing Use:** The study area includes one building located at 1715 Westwood Avenue owned by the Interfaith Business Builders, Inc that is currently occupied by three residential units. Commercial establishments are on the north and west; single-family residences on the east; and multi-family residences on the south of the property.

**Proposed Use:** The purpose of this request is to rezone parcels to allow the property owner to use the first floor of the building on the site for offices. The requested CC-M District accommodates larger scale retail and commercial services. The district will permit establishment of business offices including offices for a professional cleaning and job counseling business that are proposed by the petitioner. The Interfaith Business Builders, Inc. are conducting the same business operation at their adjoining property located at 1707 Westwood Avenue. Approval of the zoning request will facilitate relocation of the petitioner's operation into their building at 1715 Westwood Avenue, which is more suitable for Interfaith Business Builders operation. The current space used by a contractor is too big for its use since they are now much smaller than when they started conducting business in 1993 at 1707 Westwood Avenue.

An existing CC-M District adjoins the property on the north and provides additional justification for the requested rezoning. Staff considered other zoning designations including CC-P Commercial Community-Pedestrian and CN-P Commercial Neighborhood-Pedestrian but determined that the CC-M was the most appropriate zone.

### **PLANS:**

The Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use dated December 1980 recommends residential use for the property. While the proposed zone change is not for residential use, the establishment of a new business office complements the existing uses on the entire site owned by Interfaith Business Builders. There are currently no other approved Plans for the South Fairmount community that encompasses or make reference to the property.

### **Justification:**

Staff asserts that CC-M should be adopted since it is in keeping with the goals of the community, it will accommodate the proposed development and it is recommended by



the South Fairmount Community Council. Furthermore, rezoning the area from RMX to CC-M will enhance the area resulting in greater compatibility with the existing commercial development sustained by Grand Avenue and Westwood Avenue, which are arterial streets. The staff supports the proposed zone change to CC-M for the following reasons:

1. All in attendance at the Staff Conference spoke in support of the study and proposed changes.
2. Staff has not received any communication opposing the recommended zone.
3. The South Fairmount Community Council supports the proposed business and rezoning to CC-M.
4. The property to be rezoned is adjoining an existing CC-M District to the north of the study area.
5. The property was previously zoned B-4 which allowed the proposed business office use.
6. The proposed Commercial Community-Mixed District will not compromise the area.

#### **RECOMMENDATION:**

The staff of the City Planning Department recommended that the City Planning Commission take the following actions:

Approve a zone change for property at 1713 and 1715 Westwood Avenue in the community of South Fairmount from RMX Residential Mixed District To CC-M Commercial Community-Mixed District.

#### **DISCUSSION**

Mr. Bere gave a brief overview of the staff report stated that the South Fairmount Community Council supports the zone change.

Mr. Faux stated that all speakers present supported the project and Mr. vom Hofe added that he felt that the proposal was straightforward.

<b>Motion:</b>	Ms. McCray moved approval of Item #5.
<b>Second:</b>	Mr. Schneider
<b>Ayes:</b>	Mr. Faux, Ms. McCray, Mr. Dohoney, Mr. Tarbell, Mr. vom Hofe and Mr. Schneider
<b>Nays:</b>	None, <b>motion carried</b>

*Mr. Tarbell left the meeting at 9:27 a.m.*

**ITEM #6** A report and recommendation on the Mt. Washington Comprehensive Plan- Final Draft.

*Ms. Jennifer Walke, Senior Planner presented this item.*

## **GENERAL INFORMATION:**

**Planning Area:** The Mt. Washington neighborhood.

**Purpose:** *To create a long-range vision for the neighborhood to preserve and improve the community's quality of life.*

## **BACKGROUND:**

Through the City's 2004 Community Priority Request (CPR) process, the Mt. Washington Community Council requested that a Comprehensive Plan be developed for the neighborhood. In 2005, members of the Mt. Washington community with help from staff of the Department of Community Development and Planning initiated a comprehensive planning process for the neighborhood. City staff from the Departments of Buildings and Inspections, Transportation and Engineering, Parks, and Police and the Metropolitan Sewer District and Greater Cincinnati Water Works also participated in the planning process.

## **EXISTING PLANS:**

In 1996 the City adopted the "Mount Washington Urban Design Plan" which set policy guidelines for the primary neighborhood business district along Beechmont Avenue. The Urban Design Plan updated and revised standards set by the "Mt. Washington Architectural Focus Study" that was prepared by the City in 1979. The community has never had a comprehensive neighborhood plan.

## **COMMUNITY INVOLVEMENT:**

On August 31, 2005, Department of Community Development and Planning hosted a "Kick Off" meeting for the plan in the neighborhood. Notices for the meeting were sent to the 7,000 property owners in Mt. Washington, posters were displayed in the business district and flyers were distributed throughout the community. Over one hundred and fifty Mt. Washington stakeholders attended the Kick Off meeting. The meeting included information regarding the planning process and was highlighted by a brainstorming session to discuss what Mt. Washington would be like if the Plan were successful. A website was created to track progress of the plan and subsequent meetings were advertised by mail, on the website, or by email.

Stakeholders were also encouraged to make nominations for the Steering Committee. City staff and community leaders reviewed the nominations and appointed a Steering Committee that included a diverse group of residents and other stakeholders. Subcommittees of volunteers were then formed to research topics in depth and propose future recommendations. Two Open Houses were held to obtain feedback on the draft Goals, Objectives and Strategies of the Plan. Over one hundred stakeholders attended the open houses and provided comments and feedback on a variety of issues. The recommendations were revised based on feedback received.

Students at Mt. Washington Elementary School also participated in the planning process by drawing “Dream Cards” depicting their wishes for the neighborhood. The drawings included skate parks, water parks, video game and clothing stores, movie theaters/entertainment venues, organized sports and a new swimming pool and showed support for Mt. Washington Elementary School. Many of these ideas were incorporated into the Plan.

Letters were sent by the City and the Mt. Washington Community Urban Redevelopment Corporation to all property owners in the business district explaining the proposed zone changes in the business district and requesting feedback.

Outside organizations such as Housing Opportunities Made Equal, Cincinnati Public Schools- Local Schools Decision Making Committee and Consultant, Cincinnati Metropolitan Housing Authority, Anderson Township, Anderson Area Chamber of Commerce, Sierra Club and Cincinnati Preservation Association also participated in the creation of this plan.

#### **PLAN OVERVIEW:**

The plan provides background information and future recommendations in the categories of Economic Development, Housing, Transportation, Quality of Life, Utilities, Natural Environments and Preservation, and Land Use.

Recommendations focused on topics such as improving the mix of businesses and aesthetics of the business district, promoting and enhancing the walkability and pedestrian-friendliness of the entire community, improving communications about issues and events in the community, preserving and promoting the neighborhood’s historic and natural assets, increasing opportunities for physical activity by improving the trail network, and encouraging the use of green building techniques.

A draft of the plan was circulated to the Departments involved in the creation of the plan and their feedback was incorporated into this draft. City Planning Commission approved the March 2007 draft of the plan and made no recommendations for revisions at its April 6, 2007 meeting. The Mt. Washington Community Council approved the draft plan at its meeting on April 18, 2007.

#### **CONCLUSION:**

1. The Mt. Washington Comprehensive Plan reflects countless hours of community and staff research and participation.
2. The Steering and Sub-Committees support recommendations in the draft plan are necessary to improve the quality of life in Mt. Washington.
3. Community stakeholders largely support recommendations in the plan.
4. Planning Commission approved the Draft of the Mt. Washington Plan on April 6, 2007.
5. The Mt. Washington Community Council approved the Draft on April 18, 2007.

#### **RECOMMENDATION:**

Department of Community Development and Planning staff recommended that City Planning Commission take the following actions:

**APPROVE** the Mt. Washington Comprehensive Plan dated April 2007.

### **DISCUSSION**

Ms. Walke gave a brief overview of the staff report and explained that the proposed plan changed little from the Draft Plan that was presented to the Planning Commission in March 2007. Ms. Walke thanked Mr. Jake Williams, Steering Committee Chair and Mr. Brian Snider, President of the Mt. Washington Community Council, and the community members for their considerable efforts on the project. She added that 2007 NSP funds would be financing some of the Mt. Washington Plan ideas.

Mr. Faux stated that he had heard positive comments regarding Ms. Walke's work on the project and stated that all speakers present were in favor of the Plan.

Mr. vom Hofe asked why the Plan ended in 2015. Ms. Walke explained that when the Plan was begun the time frame represented ten years.

<b>Motion:</b>	Ms. McCray moved approval of Item #6.
<b>Second:</b>	Mr. Schneider
<b>Ayes:</b>	Mr. Faux, Ms. McCray, Mr. Dohoney, Mr. vom Hofe and Mr. Schneider
<b>Nays:</b>	None, <b>motion carried</b>

**ITEM #7** A report and recommendation on a zone change request for property located at 6612-6648 Corbly Road in Mt. Washington from SF-6 (Single-Family) to SF-4 (Single-Family).

*Ms. Jennifer Walke, Senior Planner presented this item.*

### **GENERAL INFORMATION:**

<b>Owner:</b>	<b>Agent:</b>
Tanner Custom Homes, LLC	Rodney J. Sabo
Ryan Bryzgot	550 Wards Corner Road
550 Wards Corner Road	Loveland, Ohio 45140
Loveland, Ohio 45140	

### **Purpose:**

To allow for cluster development of fourteen town-homes. Present zoning (SF-6) permits twelve units.

### **BACKGROUND:**

Tanner Custom Homes purchased 6612-6648 Corbly Road in order to construct attached

single-family town-homes on the site. The current zoning district, SF-6, permits the property owner to develop twelve attached residential units. Sewer availability for the site; however, permits up to fourteen units. Tanner Custom Homes has requested the zone change in order to construct two more attached single-family homes.

#### **EXISTING CONDITIONS:**

##### **Adjacent Land Use and Zoning:**

**North:** SF-4, single-family

**East:** SF-6, multi-family. Hillside District

**South:** SF-6, single-family. Hillside District

**West:** SF-6, single-family. Hillside District

##### **Existing Plans:**

The Mt. Washington Comprehensive Plan draft (March 2007) was approved by Planning Commission on April 6, 2007. This plan recommends attached single-family land use on this site.

#### **PUBLIC COMMENT:**

Department of Community Development and Planning staff conducted a public conference on this zone change request on April 12, 2007. In attendance were Rodney Sabo and Steve Megerle, both representing Tanner Custom Homes, and two residents who spoke in favor of the change. Staff received four letters in opposition of the change, citing undesired loss of wooded land and wildlife, increased traffic, pollution and litter, instability of the hillside and decreased property values as a result. Staff also received two letters in favor of the proposed change. The Mt. Washington Community Council supports the proposed zone change under the conditions that only fourteen units are constructed.

#### **ANALYSIS OF PROPOSED CHANGE:**

Mt. Washington is primarily comprised of detached single-family housing units. Many of the units are aging or outdated. There are not many locations left in Mt. Washington that are suitable for infill housing developments. The proposed attached town-home development will increase the housing options and styles in the neighborhood. The proposed development will be subject to Hillside and Cluster Housing Reviews to ensure compatibility with the landscape. Increasing the density of the development by two units will have a minimal impact on traffic congestion, pollution and litter in the area. The SF-4 zoning is compatible with the single-family development to the north of the property.

#### **CONCLUSION:**

6. The proposed land use is compatible with recommendations in the Mt. Washington Comprehensive Plan (March, 2007).
7. The propose change will maximize the potential for infill housing.
8. The proposed change is compatible with the SF-4 district to the north of the development parcel.
9. The proposed change is supported by the Mt. Washington Community Council.

### **RECOMMENDATION:**

Department of Community Development and Planning staff recommended that City Planning Commission take the following actions:

**APPROVE** the zone change for 6612-6648 Corbly Road in Mt. Washington from SF-6 (Single-Family) to SF-4 (Single-Family).

### **DISCUSSION**

Ms. Walke gave a brief overview of the staff report and gave the definitions of the proposed zones. She stated that the proposed attached town-home development would increase the housing options and styles in the neighborhood and would have minimal impact on traffic congestion.

**Motion:** Ms. McCray moved approval of Item #7.  
**Second:** Mr. Schneider  
**Ayes:** Mr. Faux, Ms. McCray, Mr. Dohoney, Mr. vom Hofe and Mr. Schneider  
**Nays:** None, **motion carried**

*Mr. Tarbell returned to the meeting at 9:35 a.m.*

### **OTHER BUSINESS**

Ms. Julia Carney, Law Department, asked if the Planning Commission had appointed a Zoning Board of Appeals representative. Mr. Faux stated that the matter had not yet been resolved.

Mr. Faux asked if a public presentation of the Banks Project to the Planning Commission was forthcoming and suggested that such a meeting be held in the evening and in a larger venue. Ms. Wuerstle answered that she would inform the Planning Commission as soon as the information was available. She added that she had spoken with representatives of the Freedom Center, and they were concerned that nearby businesses in the Banks project be family-friendly and compatible with the Freedom Center.

### **ADJOURN**

**Motion:** Ms. McCray moved to adjourn.  
**Second:** Mr. Tarbell  
**Ayes:** Mr. Faux, Ms. McCray, Mr. Tarbell, Mr. Dohoney, Mr. vom Hofe and Mr. Schneider  
**Nays:** None, **motion carried**

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Margaret A. Wuerstle, AICP  
Chief Planner

Date: \_\_\_\_\_

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Caleb Faux, Chair

Date: \_\_\_\_\_